



City of Tukwila

Washington

Resolution No. 2105

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, ADOPTING A CITYWIDE CONSOLIDATED PERMIT FEE SCHEDULE FOR 2025 AND 2026; REPEALING RESOLUTION NOS. 2056, 2058, 2079, AND 2103.

WHEREAS, the City is authorized to impose fees to recoup the costs of services rendered and intends to update permit fees on an annual basis, with any increases tied to growth in City expenses for providing permit services; and

WHEREAS, each year the City analyzes the rate model for the three utility enterprise funds, which are water, sewer and surface water, to ensure revenues keep pace with expenses, to update the traffic model, and to analyze the transportation network to ensure continued compliance with the Growth Management Act and the City's adopted Comprehensive Plan; and

WHEREAS, updated fees are necessary to support rising costs of service; and

WHEREAS, on October 24, 2022, the City Council adopted Resolution No. 2056 setting the Public Works Fee Schedule for 2023 and 2024; and

WHEREAS, on November 28, 2022, the City Council adopted Resolution No. 2058 establishing a Consolidated Permit Fee Schedule; and

WHEREAS, on October 9, 2023, the City Council adopted Resolution No. 2079 updating the City Sewer Rates and King County Sewage Treatment Rates for 2024; and

WHEREAS, on October 21, 2024, the City Council adopted Resolution No. 2103 updating the City's Land Use Fee Schedule to align with changes being made to the Tukwila Municipal Code in compliance with Senate Bill 5290 ("SB 5290"); and

WHEREAS, the Departments of Community Development and Public Works currently maintain separate fee schedules and the City desires to clarify and streamline

those fees and utility rates in a Citywide Consolidated Permit Fee Schedule for 2025 and 2026; and

WHEREAS, the City will be updating and modernizing its Surface Water fee structure in 2026 to the Equivalent Resident Unit (ERU) method, where a commercial parcel will be charged one ERU per every 4,000 impervious square feet and residential parcels will be charged a flat fee of one ERU; and

WHEREAS, permit fees for encampments are being implemented pursuant to Ordinance No. 2745 adopting reasonable occupancy, spacing, and intensity of use requirements for temporary encampments to protect public health and safety;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Repealer. Resolution Nos. 2056, 2058, 2079, and 2103 are hereby repealed, effective January 1, 2025.

Section 2. For 2025 and 2026, the Technology Fee shall be set at 5% of the applicable permit fee and is included in the fees shown below.

Section 3. Where indicated hearing examiner fees are charged in addition to the City permit fee listed below.

Section 4. Public Works fees will be charged according to the following schedule and take effect as of January 1, 2025:

PUBLIC WORKS FEE SCHEDULE

WATER RATES	FEES	
Water Meter Installation		
.75 inch	\$	600.00
1 inch	\$	1,100.00
1.5 inch	\$	2,400.00
2 inch	\$	2,800.00
3 inch	\$	4,400.00
4 inch	\$	7,800.00
6 inch	\$	12,500.00
Water Meter Deduct	\$25.00	
Water Base Charge (Monthly)	In addition to the monthly water base charge, each 100 cubic feet of water used will be charged as shown in "Water Rates (Monthly)."	
	<u>2025</u>	<u>2026</u>
Single Family (one dwelling unit)	\$23.25	\$25.50
Multi-Family (more than one dwelling unit, each dwelling is charged the base charge)	\$23.25	\$25.50

Commercial/Industrial Customers:	2025	2026
3/4 inch Service	\$65.00	\$71.00
1 inch Service	\$78.00	\$86.00
1-1/2 inch Service	\$113.00	\$124.00
2 inch Service	\$147.00	\$160.00
3 inch Service	\$211.00	\$230.00
4 inch Service	\$282.00	\$308.00
6 inch Service	\$426.00	\$465.00
8 inch Service	\$567.00	\$618.00
10 inch Service	\$709.00	\$772.00
12 inch Service	\$839.00	\$915.00
Water Rates (Monthly)	In addition to the monthly water base charge listed above, each 100 cubic feet of water will be charged at the following rates:	
	2025	2026
Single Family Residence (Oct-May)	\$4.17	\$4.55
Single Family Residence (Jun-Sept)	\$4.56	\$4.97
Multi-Family (Oct-May)	\$4.97	\$5.42
Multi-Family (Jun-Sept)	\$5.47	\$5.96
Commercial/Industrial (Oct-May)	\$7.58	\$8.26
Commercial/Industrial (Jun-Sept)	\$8.04	\$8.77
Fire Protection Service Charges (Monthly)	Per month based on size of service.	
	2025	2026
2 inch Service	\$12.25	\$13.25
3 inch Service	\$27.25	\$29.75
4 inch Service	\$48.00	\$52.25
6 inch Service	\$109.00	\$119.00
8 inch Service	\$162.50	\$177.00
10 inch Service	\$271.50	\$296.00
12 inch Service	\$354.25	\$386.00
WATER SERVICES	FEES	
Water Turn On	\$50.00	
After-Hour Water Turn On – additional fee for customer requested after-hours water turn on	\$100.00	
Unauthorized Water Usage – after shut-off for non-payment	\$100.00	
Special Meter Read – customer requested meter read outside normal read schedule	\$30.00	
Shut-off notice	\$30.00	
Change in owner, tenant, and/or third-party paying agent	\$20.00	
Emergency Conservation Sanction	\$100.00	
Temporary Water Meter Deposit		
.75" and 1" water meter	\$300.00	
2.5" water meter	\$2,500.00	

Temporary Water Meter Rental per minimum 60 days expiration .75" and 1" water meter 2.5" water meter	\$ 75.00 \$ 150.00
WATER INTEREST CHARGE	RATE
On all water accounts 30 days in arrears from the date of delinquency until paid	8% per annum computed on a monthly basis

SEWER RATES	FEES
Residential Sewer Service (single dwelling unit)	Flat rate of \$33.00 per month [TMC 14.16.030 (1)]
Residential Sewer Service (multiple dwelling unit, permanent type)	Flat rate of \$33.00 per month for each dwelling unit [TMC 14.16.030 (2)].
Commercial and Industrial Sewage Service	Flat rate of \$60.63 per month and, in addition, any usage over 750 cubic feet of water per month shall be at the rate of \$60.63 per 750 cubic feet [TMC 14.16.030 (4)].
SEWER INTEREST CHARGE	RATE
On all sewer accounts 30 days in arrears from the date of delinquency until paid	8% per annum computed on a monthly basis
SEWAGE TREATMENT RATES	
<u>See Section 5</u>	

SURFACE WATER RATES	FEE PER YEAR	
Surface Water Utility Rates Per Year	Service Charge <u>Per Acre</u>	
<u>Category:</u>	2025	2026
1. Natural	\$ 279.82	\$ N/A
2. 0 - 20% Developed Surface	\$ 608.56	\$ N/A
3. 21 - 50% Developed Surface	\$1,115.38	\$ N/A
4. 51 - 70% Developed Surface	\$1,664.35	\$ N/A
5. 71 - 85% Developed Surface	\$2,005.05	\$ N/A
6. 86 - 100% Developed Surface	\$2,338.92	\$ N/A
7. Single-Family Residential Parcels (flat rate per residential parcel)	\$ 234.00	\$ N/A
8. Per Equivalent Residential Unit (ERU)		\$278.53
SURFACE WATER INTEREST CHARGE	RATE	
On all surface water accounts 30 days in arrears from the date of delinquency until paid	8% per annum computed on a monthly basis	

TRANSPORTATION CONCURRENCY TEST FEE SCHEDULE						
Fees for Residential and Lodging Use						
UNIT RESIDENTIAL ¹	ALL TYPES OF		ROOMS ²		HOTEL/MOTEL	
Between 1 and 3	\$400		40 and under		\$3,000	
Between 4 and 5	\$500		Between 41 and 60		\$4,800	
Between 6 and 10	\$900		Between 61 and 80		\$6,800	
Between 11 and 15	\$1,500		Between 81 and 100		\$8,500	
Between 16 and 20	\$2,100		Between 101 and 120		\$10,500	
Between 21 and 25	\$2,600		Between 121 and 150		\$12,800	
Between 26 and 30	\$3,200		Between 151 and 180		\$24,800	
Between 31 and 40	\$4,000		Between 181 and 220		\$30,000	
Between 41 and 60	\$5,700		Between 221 and 260		\$36,000	
Greater than 60	\$6,800		Between 261 and 300		\$46,000	
			Greater than 300		\$49,800	
¹ All residential uses defined by the ITE Trip Generation Manual Land Use Codes 200-299, including single family, multi-family, mobile home parks, and shared housing ² All lodging uses defined by the ITE Trip Generation Manual Land Use Codes 300-399, including all hotels and motels.						
Fees for Non-Residential Use						
GROSS FLOOR AREA	INDUSTRIAL ³	OFFICE ⁴	RETAIL ⁵	EATERY ⁶	INSTITUTIONAL & PORT ⁷	
Less than 5,000	\$800	\$800	\$4,500	\$3,500	\$300	
Between 5,001 and 10,000	\$1,500	\$2,200	\$10,000	\$10,500	\$800	
Between 10,001 and 20,000	\$2,500	\$4,300	\$16,700	\$20,900	\$1,600	
Between 20,001 and 30,000	\$3,500	\$6,900	\$24,400	\$21,000	\$2,600	
Between 30,001 and 40,000	\$8,300	\$9,500	\$31,300	\$21,000	\$3,600	
Between 40,001 and 50,000	\$7,000	\$12,000	\$37,700	\$21,000	\$4,700	
Between 50,001 and 70,000	\$9,500	\$15,800	\$46,600	\$21,000	\$6,200	
Between 70,001 and 90,000	\$12,500	\$20,800	\$57,600	\$21,000	\$8,200	
Between 90,001 and 150,000	\$19,000	\$32,900	\$77,800	\$21,000	\$13,400	
Between 150,001 and 200,000	\$27,500	\$43,600	\$85,000	\$21,000	\$18,000	
Greater than 200,000	\$31,500	\$49,500	\$95,000	\$21,000	\$20,500	
All other uses are charged a \$250 per PM peak hour trip.						
³ All industrial/agricultural uses defined by the ITE Trip Generation Manual Land Use Codes 100-199, including light and heavy industrial, manufacturing, and warehousing ⁴ All office, medical, and service-related uses defined by the ITE Trip Generation Manual Land Use Codes 600-699, 700-799, and 900-999, including general office, medical facilities, and banks ⁵ All retail and recreation uses defined by the ITE Trip Generation Manual Land Use Codes 400-499, 800-830 and 837-899, including retail sales, rental sales, athletic clubs, and theaters ⁶ All food service uses defined by the ITE Trip Generation Manual Land Use Codes 930-940, excluding accessory (stand-alone) drive-through espresso stands (or similar) under 250 sq. ft., which are assessed \$400 ⁷ All institutional and transportation uses defined by the ITE Trip Generation Manual Land Use Codes 000-099 and 500-599, including schools, places of worship, day care, terminals, and transit						

POLE ATTACHMENT FEES	FEE PER YEAR
Pole Attachment (per pole) Natural.....	\$100.00 per year
Pole revisions to allow for attachments.....	Actual costs (engineering, labor, inspections, etc.)
Conduit Rental.....	\$1.00 per foot per year
City Dark Fiber Rental.....	\$200.00 per strand per mile per year
Installation fees.....	Actual costs (engineering, labor, inspections, etc.)

Section 5. City Sewage Treatment Charges as required by the Agreement for Sewage Disposal between the King County Metropolitan Services and the City of Tukwila for single family dwellings, multiple and family and commercial/industrial accounts shall be set annually per King County and passed through to the customer.

Section 6. Right-of-Way Use and Franchise Permit fees will be charged according to the following schedule and take effect as of January 1, 2025:

RIGHT-OF-WAY USE PERMITS FEE SCHEDULE

Permit Description	2025 Fee	2026 Fee
Right-of-Way Use Permit (ROWUP). Required for (Franchise and Non-Franchise Holders).	\$305 application base fee, Technology Fee and, as applicable, four additional fees based on construction value: 1) Plan Review 2) Construction Inspection 3) Pavement Mitigation 4) Grading Plan Review <i>See ROW Fee Estimate Worksheet for fee schedule.</i>	\$319 application base fee, Technology Fee and, as applicable, four additional fees based on construction value: 1) Plan Review 2) Construction Inspection 3) Pavement Mitigation 4) Grading Plan Review <i>See ROW Fee Estimate Worksheet for fee schedule.</i>
Annual Activities Blanket Permit (AABP). Issued to Existing Franchise Holders.	\$305 application base fee, Technology Fee and, as applicable, two additional fees based on construction value: 1) Plan Review 2) Construction Inspection <i>See ROW Fee Estimate Worksheet for fee schedule.</i>	\$319 application base fee, Technology Fee and, as applicable, two additional fees based on construction value: 1) Plan Review 2) Construction Inspection <i>See ROW Fee Estimate Worksheet for fee schedule.</i>
Franchise application deposit for all franchise applications except cable franchises. ¹	\$6,100 deposit	\$6,360 deposit

¹ Requires a deposit with franchise application. The deposit is intended to cover all administrative expenses incurred by the City (including staff/consultant related time) associated with the review of each franchise application and associated franchise negotiations. Additional fees may apply if additional staff/consultant related time is necessary. Any application fee deposit monies not used for administrative expenses associated with the review of each franchise application and franchise negotiation shall be returned to the applicant following the approval or denial of the franchise by the City Council. This administrative fee excludes normal permit fees required for work within the City rights-of-way.

Permit Description	2025 Fee	2026 Fee
Franchise Application Fee– Cable	\$6,100 plus 5% of total revenue	\$6,360 plus 5% of total revenue
Street Vacation	\$1,466	\$1,527
Latecomer's Agreements	\$608 processing fee, plus 17% administrative fee, plus \$608 segregation fee	\$634 processing fee, plus 17% administrative fee, plus \$634 segregation fee
Flood Zone Control Permit	\$64	\$67
Infrastructure Inspector Safety, Investigation or Re-inspection Fee	\$120	\$125
Infrastructure Inspection Outside of Normal Business Hours (four-hour minimum charge)	\$124	\$130

Section 7. Land Use permit and processing fees will be charged according to the following schedule and take effect as of January 1, 2025:

LAND USE FEE SCHEDULE

Permit Type and Subtypes	Hearing Examiner Fee	2025 FEES	2026 Fees	Permit Type
ADMINISTRATIVE				
Code Interpretation		\$514.53	\$536.14	2
Development Agreement		\$5,819.73	\$6,064.16	5
Preapplication Meeting		\$708.16	\$737.90	
Resolve uncertain zoning district boundary	+HE	\$819.11	\$853.51	3
Temporary Encampment Permit		\$514.53	\$536.14	2
Zoning Verification Letter (Up to two contiguous parcels; \$50 for each additional parcel)		\$514.53	\$536.14	1
APPEALS				
Appeal of Type 1, 2 Decisions		\$823.62	\$858.21	
SEPA MDNS Appeal		\$823.62	\$858.21	
Appeal of Sign Code Decision		\$823.62	\$858.21	
Appeal of Fire Impact Fees		\$823.62	\$858.21	
Appeal of Parks Impact Fees		\$823.62	\$858.21	
Appeal of Transportation Fees		\$823.62	\$858.21	
Appeal of a Notice of Violation and Order		\$823.62	\$858.21	
COMPREHENSIVE PLAN CHANGES				
Site Specific Rezones - Separate Comprehensive Plan amendment fees also apply		\$9,311.57	\$9,702.65	5
Comprehensive Plan Amendment		\$5,861.07	\$6,107.23	5
Development Regulations Amendment		\$6,668.21	\$6,948.28	5

DESIGN REVIEW				
Administrative		\$3,285.16	\$3,423.13	2
Minor Modification		\$917.02	\$955.53	1
ENVIRONMENTAL REVIEW				
State Environmental Policy Act (SEPA)				
SEPA Checklist		\$2,510.64	\$2,616.09	
SEPA - EIS		\$4,396.89	\$4,581.56	
SEPA - Planned Action		\$864.80	\$901.12	
SEPA - Addendum		\$864.80	\$901.12	
SEPA Exemption Letter		\$514.53	\$536.14	
Environmentally Critical Areas				
Critical Areas Deviation, Buffer Reduction		\$2,198.44	\$2,290.78	2
• Reduced fee for owner occupied properties, no associated short plat		\$864.80	\$901.12	2
Critical Areas Reasonable Use Exception	+HE	\$4,396.89	\$4,581.56	3
Environmentally Critical Area Master Plan Overlay	+HE	\$7,330.68	\$7,638.57	3
SHORELINE PERMITS				
Exemption from Shoreline Permit Letter		\$357.89	\$372.92	1
Shoreline Permit Revision		\$897.44	\$935.13	1
Conditional Use Permit - Shoreline*	+HE	\$5,704.42	\$5,944.01	3
Shoreline Substantial Development Permit				
Project value: \$8,504 - \$15,000		\$1,736.13	\$1,809.05	
\$15,001 - \$50,000		\$4,065.11	\$4,235.84	
\$50,001 - \$500,000		\$6,478.94	\$6,751.05	
More than \$500,000		\$8,216.15	\$8,561.23	
SIGNS (ALSO PUBLISHED IN BUILDING FEES)				
Permanent Sign		\$356.80	\$371.78	1
Temporary/Special Events Permit Sign		\$58.74	\$61.21	1
Pole/Banner Initial Application		\$356.80	\$371.78	1
Pole/Banner Annual Renewal		\$78.32	\$81.61	1
New Billboard		\$864.80	\$901.12	1
Master Sign Program		\$3,193.78	\$3,327.92	2
SUBDIVISIONS AND BOUNDARY LINE ADJUSTMENTS				
Legal Lot Verification		\$819.11	\$853.52	1
Binding Site Improvement Plan		\$5,613.05	\$5,848.80	2
Boundary Line Adjustment & Lot Consolidation				
Boundary Line Adjustment - Lot Consolidation Only		\$1,163.95	\$1,212.83	1

Boundary Line Adjustment - No Lot Consolidation		\$2,444.29	\$2,546.95	1
Minor Modification of a Boundary Line Adjustment or Lot Consolidation Preliminary Approval		\$864.80	\$901.12	1
Subdivision - Short				
Short Plat (2-4 lots)		\$6,983.68	\$7,276.99	2
Short Plat (5-9 lots)		\$9,311.57	\$9,702.65	2
Minor Modification to Preliminary Short Subdivision		\$2,444.29	\$2,546.95	2
Subdivision - Long				
Subdivision Preliminary Plat (10+ lots)	+HE	\$9,893.54	\$10,309.07	3
Subdivision Final Plat (10+ lots)		\$5,819.73	\$6,064.16	2
Minor Modification to Preliminary Long Subdivision		\$5,819.73	\$6,064.16	2
Planned Residential Development (PRD)				
Administrative		\$3,193.78	\$3,327.92	2
Public Hearing	+HE	\$7,330.68	\$7,638.57	3
Minor Modification to PRD		\$864.80	\$901.12	1
Major Modification to PRD	+HE	\$3,564.72	\$3,714.44	3
TREE PERMITS				
Not Within Critical Area, Shoreline				
Tree Permit for owner occupied properties		\$156.64	\$163.22	1
Request for Landscape Modification		\$864.80	\$901.12	1
Within Critical Area, Shoreline				
Critical Area Tree & Vegetation Clearing Permit		\$647.24	\$674.43	2
Shoreline Tree Permit		\$864.80	\$901.12	2
In-Lieu Tree Replacement Fee		\$533.02	\$555.41	
USE PERMITS				
Conditional Use Permit	+HE	\$5,704.42	\$5,944.01	3
TSO Special Permission Use	+HE	\$1,425.02	\$1,484.87	3
Unclassified Use Permit		\$7,330.68	\$7,638.57	4
VARIANCES AND MODIFICATIONS				
Variations from Zoning Code	+HE	\$4,156.48	\$4,331.06	3
Noise				
Type I - 30 days or less		\$708.16	\$737.90	1
Type III - More than 30 days	+HE	\$2,140.79	\$2,230.70	3
Parking				
Modifications to Certain Parking Standards		\$864.80	\$901.12	2
Parking Lot Restriping		\$864.80	\$901.12	2

Parking standard for use not specified		\$851.75	\$887.52	2
Parking Variance – Under 10% reduction		\$864.80	\$901.12	2
Parking Variance Over 10% reduction	+HE	\$1,425.02	\$1,484.87	3
Shared, Covenant, and/or Complementary Parking Reduction		\$864.80	\$901.12	2
Tukwila South Overlay (TSO) Modifications				
Modification to TSO Development Standards		\$864.80	\$901.12	2
Tukwila Urban Center (TUC) Modifications				
Modification to TUC Corridor Standards		\$864.80	\$901.12	2
Modification to TUC Open Space Regulations		\$864.80	\$901.12	2
Transit Reduction to Parking Requirements		\$864.80	\$901.12	2
Special Permission				
Exception from Single-Family Design Standard		\$864.80	\$901.12	2
Cargo Container Placement		\$864.80	\$901.12	2
WIRELESS COMMUNICATION FACILITIES				
Eligible Facilities Modification		\$864.80	\$901.12	1
Macro Facility – No New Tower		\$2,464.95	\$2,568.48	2
Macro Facility – New Tower	+HE	\$4,932.09	\$5,139.23	3
Noticing Fees				
Database Fee (to Generate Labels, per project)		\$637.14	\$663.90	
Notice Fee (Per address for each physical mailing piece-not emails)		\$1.00	\$1.00	
Public Notice Sign		\$120 per hour	\$125 per hour	2

Section 8. Building permit fees will be charged according to the following schedule and take effect as of January 1, 2025:

BUILDING PERMIT FEE SCHEDULE

Total Valuation	Building Permit Fees
\$1 to \$500	\$75.64 + Technology Fee
\$501 to \$2,000	\$75.64 for the first \$500, plus \$5.00 for each additional \$100, or fraction thereof, to and including \$2,000, + Technology Fee
\$2,001 to \$25,000	\$150.71 for the first \$2,000, plus \$22.80 for each additional \$1,000, or fraction thereof, to and including \$25,000, + Technology Fee
\$25,001 to \$50,000	\$698.72 for the first \$25,000, plus \$17.81 for each additional \$1,000, or fraction thereof, to and including \$50,000, + Technology Fee

\$50,001 to \$100,000	\$1,144.25 for the first \$50,000, plus \$12.33 for each additional \$1,000, or fraction thereof, to and including \$100,000, + Technology Fee
\$100,001 to \$500,000	\$1,759.10 for the first \$100,000, plus \$9.89 for each additional \$1,000, or fraction thereof, to and including \$500,000, + Technology Fee
\$500,001 to \$1,000,000	\$5,709.66 for the first \$500,000, plus \$8.14 for each additional \$1,000, or fraction thereof, to and including \$1,000,000, + Technology Fee
\$1,000,001 to \$5,000,000	\$9,825.75 for the first \$1,000,000, plus \$5.46 for each additional \$1,000, or fraction thereof, to and including \$5,000,000, + Technology Fee
\$5,000,001 and up	\$31,704.04 for the first \$5,000,000, plus \$5.05 for each \$1,000 or fraction thereof, + Technology Fee

A. **Non-Structural Plan Review Fee.** A non-structural plan review fee shall be paid at the time of submitting plans and specifications for review. The non-structural plan review fee shall be 65% of the calculated permit fee as set forth in the permit fee schedule. The non-structural plan review fee specified herein is a separate fee from the permit fee and is in addition to the permit fee.

B. **Structural Plan Review Fee.** Where a structural plan review is deemed necessary, a structural plan review fee shall be charged. The structural plan review fee shall be 35% of the calculated non-structural plan review fee.

C. **Total Value of All Construction Work.** The latest Building Data Valuation that is updated twice a year by the International Code Council shall be used for the purposes of calculating value of the construction work.

Section 9. Mechanical permit fees will be charged according to the following schedule and take effect as of January 1, 2025:

MECHANICAL PERMIT FEE SCHEDULE

Valuation of Work (Total Contract Amount)	Mechanical Permit Fee
	\$37.81 for issuance of each permit (base fee) + Technology Fee
\$250 or less	\$75.64+ Technology Fee
\$251 to \$500	\$75.64 for first \$250, plus \$9.11 for each \$100 or fraction thereof, to and including \$500, + Technology Fee
\$501 to \$1,000	\$98.44 for the first \$500, plus \$10.12 for each \$100 or fraction thereof, to and including \$1,000, + Technology Fee
\$1,001 to \$5,000	\$149.06 for the first \$1,000, plus \$11.22 for each \$1,000 or fraction thereof, to and including \$5,000, + Technology Fee
\$5,001 to \$50,000	\$193.99 for the first \$5,000, plus \$11.69 for each \$1,000 or fraction thereof, to and including \$50,000, + Technology Fee
\$50,001 to \$250,000	\$743.85 for the first \$50,000, plus \$9.77 for each \$1,000 or fraction thereof, to and including \$250,000, + Technology Fee
\$250,001 to \$1,000,000	\$2,698.94 for the first \$250,000, plus \$8.61 for each \$1,000 or fraction thereof, to and including \$1,000,000, + Technology Fee
\$1,000,001 and up	\$9,157.68 for the first \$1,000,000, plus \$7.79 for each \$1,000 or fraction thereof, + Technology Fee

Section 10. Plumbing permit fees will be charged according to the following schedule and take effect as of January 1, 2025:

PLUMBING PERMIT FEE SCHEDULE

Permit Issuance—Issuance of each permit (base fee)	\$37.81 + Technology Fee
Unit Fee Schedule (in addition to base fee above:	
For one plumbing fixture (a fixture is a sink, toilet, bathtub, etc.)	\$75.64 + Technology Fee
For each additional fixture	\$17.10 + Technology Fee
For each building sewer and each trailer park sewer	\$28.52 + Technology Fee
Rain water system – per drain (inside building)	\$17.10 + Technology Fee
For each water heater and/or vent	\$17.10 + Technology Fee
For each industrial waste pretreatment interceptor, including its trap and vent, except for kitchen type grease interceptors	\$34.23+ Technology Fee
For each grease interceptor for commercial kitchens	\$34.23+ Technology Fee
For each repair or alteration of water piping and/or water treating equipment, each occurrence	\$17.10 + Technology Fee
For each repair or alteration of drainage or vent piping, each fixture	\$17.10 + Technology Fee
For each medical gas piping system serving one to five inlets/outlets for a specific gas	\$96.97+ Technology Fee
For each additional medical gas inlets/outlets	\$19.35 + Technology Fee
For each lawn sprinkler system on any one (1) meter including backflow protection devices therefor.	\$34.23 + Technology Fee
For atmospheric-type vacuum breakers not included in lawn sprinkler backflow protection: 1 to 5 \$17.10 + Technology Fee Over 5 \$17.10 for first 5 plus \$3.70for each additional + Technology Fee	
For each backflow protective device other than atmospheric type vacuum breakers: 2-inch diameter and smaller..... \$34.23 + Technology Fee Over 2-inch diameter: \$37.65 + Technology Fee	

Section 11. Fuel Gas Piping permit fees will be charged according to the following schedule and take effect as of January 1, 2025:

FUEL GAS PIPING PERMIT FEE SCHEDULE

Permit Issuance	
For issuing each permit (base fee): (\$0 if permit is in conjunction with a plumbing permit for an appliance with both plumbing and gas connection.)	\$37.81 + Technology Fee
Unit Fee Schedule	
For each gas piping system of one to five outlets	\$75.64 + Technology Fee
For each additional gas piping system outlet, per outlet	\$17.10 + Technology Fee

Section 12. Electrical permit fees will be charged according to the following schedule and take effect as of January 1, 2025:

ELECTRICAL PERMIT FEE SCHEDULE

1. NEW 1 OR 2 UNIT DWELLINGS

New dwellings (including a garage)	\$203.12 + Technology Fee
Garages, pools, spas and outbuildings	\$136.91 + Technology Fee
Low voltage systems	\$68.46 + Technology Fee

2. 1 OR 2 UNIT REMODEL AND SERVICE CHANGES

Service change or alteration—no added/altered circuits	\$136.91 + Technology Fee
Service change \$112.97 with added/altered circuits, plus \$11.41 for each added circuit (maximum permit fee \$182.54)	\$112.97 + Technology Fee
Circuits added/altered without service change (includes up to 5 circuits)	\$68.46 + Technology Fee
Circuits \$68.46 added/altered without service change (more than 5 circuits); \$11.41 for each added circuit (maximum permit fee \$112.97 + Technology Fee)	\$68.46 + Technology Fee
Meter/mast repair	\$88.10 + Technology Fee
Low voltage systems	\$68.46 + Technology Fee

3. MULTI-FAMILY AND COMMERCIAL (including low voltage)

Valuation of Work (Total Contract Amount)	Permit Fee
\$250 or less	\$75.64 + Technology Fee
\$251 - \$1,000	\$75.64 for the first \$250 plus \$5.00 for each \$100 or fraction thereof, to and including \$1,000, + Technology Fee
\$1,001 - \$5,000	\$112.89 for the first \$1,000 plus \$25.13 for each \$1,000 or fraction thereof, to and including \$5,000, + Technology Fee
\$5,001 - \$50,000	\$213.31 for the first \$5,000 plus \$20.60 for each \$1,000 or fraction thereof, to and including \$50,000, + Technology Fee
\$50,001 - \$250,000	\$1,139.48 for the first \$50,000 plus \$15.00 for each \$1,000 or fraction thereof, to and including \$250,000, + Technology Fee
\$250,001 - \$1,000,000	\$4,151.27 for the first \$250,000 plus \$10.63 for each \$1,000 or fraction thereof, to and including \$1,000,000, + Technology Fee
Over \$1,000,000	\$12,150.25 plus 0.5% of cost over \$1,000,000, + Technology Fee

4. MISCELLANEOUS ELECTRICAL PERMIT FEES

Temporary service (residential)	\$120+ Technology Fee
Temporary service/generators	\$120+ Technology Fee
Manufactured/mobile home parks and RV park sites, each service and feeder	\$120+ Technology Fee
Carnivals:	
Base fee	\$120+ Technology Fee
Each concession fee	\$12.55 + Technology Fee
Each ride and generator truck	\$12.55 + Technology Fee

Inspections or plan review not specified elsewhere (one hour minimum).	\$120 per hour
Safety inspections, plan revisions	\$120 per hour
Adult family home inspection (paid at the time of scheduling the inspection)	\$120 for each inspection

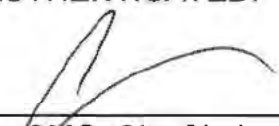
Section 13. Other inspections and fees will be charged according to the following schedule and take effect as of January 1, 2025:

OTHER INSPECTIONS AND FEES

Inspections outside of normal business hours (four hour minimum charge)	\$124 per hour
Re-inspection fee (minimum charge one hour)	\$120 per hour
Inspection for which no fee is specifically indicated—investigations or safety inspections	\$120 per hour
Additional plan review required by changes, additions, or revisions to approved plans	\$120 per hour
Work commencing before permit issuance shall be subject to an investigation fee equal to 100% of the permit fee.	100% of the permit fee
Plan review fee—Mechanical, Plumbing, Fuel Gas Piping and Electrical: The fee for review shall be 25% of the total calculated permit fee. The plan review fee is a separate fee from the permit fee and is required when plans are required in order to document compliance with the code.	
Work covered prior to inspection or work not ready at the time of inspection may be charged a re-inspection fee of \$120.	
Expired permit final – includes two inspections	\$160
Expired permit final – each additional inspection	\$80
Minor residential remodel plan review and permit (projects valued up to \$25,000 including building, mechanical, electrical, and plumbing within 1 year)	\$100
Certificate of Occupancy replacement	\$120
Permit extension for issued permit- when allowed by code	\$120
Permit extension for expired permit- when allowed by code	\$240

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Special Meeting thereof this 25th day of November, 2024.

ATTEST/AUTHENTICATED:



 Andy Youn, CMC, City Clerk



 Mohamed Abdi, Council President

APPROVED AS TO FORM BY:



 Office of the City Attorney

Filed with the City Clerk: 11/19/2024
 Passed by the City Council: 11/25/2024
 Resolution Number: 2105

From: [Kari Sand](#)
To: [Jennifer Marshall](#)
Cc: [Andy Youn](#)
Subject: Re: Scrivener's Error - Resolution 2105
Date: Wednesday, December 4, 2024 12:38:08 PM
Attachments: [image001.png](#)
[image003.png](#)

Hi, Jennifer--

Yes, please do accept (correct) the changes for the final version as scrivener's errors - *thank you!*

Hope you're having a good day (and week)!

Best,
Kari

[Kari L. Sand | Attorney](#)

[Ogden Murphy Wallace, PLLC](#)

701 Fifth Avenue, Suite 5600 | Seattle, WA 98164

Direct: 206.447.2250 | Fax: 206.447.0215

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Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).

From: Jennifer Marshall <Jennifer.Marshall@TukwilaWA.gov>
Sent: Wednesday, December 4, 2024 9:47 AM
To: Kari Sand <Kari.Sand@TukwilaWA.gov>
Cc: Andy Youn <Andy.Youn@TukwilaWA.gov>
Subject: Scrivener's Error - Resolution 2105

Good morning Kari,

We were notified by staff that while track changes were accepted in the final version of [Resolution 2105](#) one column header was not removed and two column headers were not shifted. **Please let me know if we can proceed correcting this as a Scrivener's Error.**

Track changes as approved by Council (this is the version from their packet):

SURFACE WATER RATES	FEE PER YEAR		
Surface Water Utility Rates Per Year	Service Charge <u>Per Acre</u>		
<u>Category:</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
1. Natural	\$ 271.01	\$ <u>279.82</u>	\$ <u>N/A</u>
2. 0 - 20% Developed Surface	\$ 589.40	\$ <u>608.56</u>	\$ <u>N/A</u>
3. 21 - 50% Developed Surface	\$1,080.27	\$ <u>1,115.38</u>	\$ <u>N/A</u>
4. 51 - 70% Developed Surface	\$1,611.96	\$ <u>1,664.35</u>	\$ <u>N/A</u>
5. 71 - 85% Developed Surface	\$1,941.94	\$ <u>2,005.05</u>	\$ <u>N/A</u>
6. 86 - 100% Developed Surface	\$2,265.30	\$ <u>2,338.92</u>	\$ <u>N/A</u>
7. Single-Family Residential Parcels (flat rate per residential parcel)	\$ 226.00	\$ <u>234.00</u>	\$ <u>N/A</u>
8. <u>Per Equivalent Residential Unit (ERU)</u>			\$278.53
SURFACE WATER INTEREST CHARGE	RATE		
On all surface water accounts 30 days in arrears from the date of delinquency until paid	8% per annum computed on a monthly basis		

The proposed correction is identified below:

SURFACE WATER RATES	FEE PER YEAR		
Surface Water Utility Rates Per Year	Service Charge <u>Per Acre</u>		
<u>Category:</u>	2024	2025	2026
1. Natural	\$ 279.82	\$ N/A	\$ N/A
2. 0 - 20% Developed Surface	\$ 608.56	\$ N/A	\$ N/A
3. 21 - 50% Developed Surface	\$1,115.38	\$ N/A	\$ N/A
4. 51 - 70% Developed Surface	\$1,664.35	\$ N/A	\$ N/A
5. 71 - 85% Developed Surface	\$2,005.05	\$ N/A	\$ N/A
6. 86 - 100% Developed Surface	\$2,338.92	\$ N/A	\$ N/A
7. Single-Family Residential Parcels (flat rate per residential parcel)	\$ 234.00	\$ N/A	\$ N/A
8. Per Equivalent Residential Unit (ERU)			\$278.53
SURFACE WATER INTEREST CHARGE	RATE		
On all surface water accounts 30 days in arrears			

Thank you,

Jennifer Marshall

Deputy City Clerk – Public Disclosure

City of Tukwila | Office of the City Clerk